

Charles County Commissioners  
200 Baltimore Street  
La Plata, Maryland 20646

Re: Proposed Zoning Text Amendments to the Adequate Public Facilities Ordinance and Adequate Public Facilities Manual

Dear Charles County Commissioners,

I am writing in support of the proposed changes to the Adequate Public Facilities Ordinance and Manual that will allow accessible, workforce housing to the middle class of Charles County. As a resident of Charles County, the need for more accessible housing is abundantly clear. The lack of growth due to the stringent school seat policy, perhaps the most restrictive in the state, has discouraged development and growth in the county, specifically in the development district where the county has placed an emphasis on wanting to see growth. Multiple housing studies have been completed showing the need for more housing options in the county. Additionally, other counties in the state, including Montgomery and Anne Arundel, have since moved away from a restrictive school seat policy in favor of focusing on new development that emphasizes workforce housing. Many studies have shown that home resales have a much larger impact on school crowding than new development. It should be the responsibility of the planning commission, in conjunction with the school board, to determine future growth but not at the mercy of the school board as the policy is written now. This new legislation will encourage growth in growth areas and present opportunity to the forgotten middle class. We cannot be resistant to growth in Charles County as we compete for jobs and talented workers with the other surrounding counties of Washington D.C. Additionally, I would ask that 1 bedroom apartments be exempt from the school seat policy as they do not produce any school children.

It is important to make clear that is not a wide open school seat policy with no restrictions. There are many qualifications a project must meet in order for it to qualify on top of the already limited amount of high density zoning in the county. I believe the future of Charles County starts with affordable workforce housing. This zoning text amendment is a great example of smart growth that meets county needs and demands while satisfying concerns regarding school overcrowding. Thank you for your time and consideration.

Sincerely,

Prosper Deano



11/16/2020